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Attorneys for Defendant WELLS FARGO BANK N.A., successor by merger with  
Wells Fargo Bank Southwest, N.A., f/k/a Wachovia Mortgage, FSB, f/k/a World  
Savings Bank, FSB (“Wells Fargo”)

**UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF CALIFORNIA - OAKLAND**

John Edward Robinson, Janice M  
Walsh,

Plaintiffs,

vs.

Wells Fargo Bank N.A.

Defendant,

Case No. 4 16-cv-01619-YGR

**~~[PROPOSED]~~ ORDER ON MOTION  
TO EXPUNGE LIS PENDENS AND  
REQUEST FOR MONETARY  
SANCTIONS AGAINST  
PLAINTIFFS JOHN EDWARD  
ROBINSON AND JANICE M.  
WALSH IN THE AMOUNT OF  
\$1,500.00**

**\*as modified by the Court\***

Date: January 8, 2019  
Time: 2:00 p.m.  
Courtroom: 1, Fourth Floor

Now before the Court is the MOTION TO EXPUNGE LIS PENDENS AND  
REQUEST FOR MONETARY SANCTIONS AGAINST PLAINTIFFS JOHN  
EDWARD ROBINSON AND JANICE M. WALSH IN THE AMOUNT OF  
\$1,500.00 filed by Defendant WELLS FARGO BANK N.A., successor by merger  
with Wells Fargo Bank Southwest, N.A., f/k/a Wachovia Mortgage, FSB, f/k/a  
World Savings Bank, FSB (“Wells Fargo”). (Dkt. No. 72.)

**STATEMENT OF THE RATIONALE OF THE DECISION**

The term of the Notice of Lis Pendens has expired by operation of law: The  
constructive notice from a recorded lis pendens continues until a judgment is

1 rendered and the period for appeal expires. (4 *Miller & Starr California Real Estate*  
2 (4<sup>th</sup> ed. 2016) Cal. Real Est. §10:151.) “The *lis pendens*...is purely incidental to the  
3 action wherein it is filed. It refers specifically to such action, and has no existence  
4 apart from it. When, therefore, the action has been terminated by the entry of a  
5 judgment and by expiration of the statutory time within which an appeal from the  
6 judgment may be taken, the notice of *lis pendens* has fully served its purpose.”  
7 (*Garcia v. Pinhero* (1937) 22 Cal.App.2d 194, 197 [finality of action after entry of  
8 judgment of dismissal after sustaining of demurrer].)

9 Cal. Civ. Proc. Code § 405.32 states:

10 In proceedings under this chapter, the court shall order that the notice  
11 be expunged if the court finds that the claimant has not established by  
12 a preponderance of the evidence the probable validity of the real  
13 property claim. The court shall not order an undertaking to be given as  
14 a condition of expunging the notice if the court finds the claimant has  
15 not established the probable validity of the real property claim.

16 The underlying action has been dismissed **with prejudice** by Court order after  
17 granting of the Motion to Dismiss Plaintiff’s First Amended Complaint, and  
18 subsequently after Plaintiffs’ failure to file timely their Second Amended Complaint  
19 as ordered by the Court. This means that Plaintiffs have failed, despite multiple  
20 chances, to establish a valid claim against Defendant. Presently, there is no  
21 underlying action pending for Plaintiffs to establish a valid real property claim  
22 against Wells Fargo. The dismissal of the underlying case, **with prejudice**, marks  
23 the finality of this action and the termination of the Lis Pendens by operation of law.

## 24 **ORDER**

25 After reviewing the papers submitted, the Court hereby **GRANTS IN PART AND**  
26 **DENIES IN PART** Defendant Wells Fargo’s motion.

27 The Notice of Pendency of Action, which recorded on May 23, 2016, in the  
28 Official Records of Contra Costa County, California, as Instrument No. 2016-  
0097448-00, is hereby **EXPUNGED** as against Plaintiffs John Edward Robinson and  
Janice M. Walsh, in relation to the above-entitled action filed against Defendant

1 WELLS FARGO BANK N.A.

2 The Court **DENIES** Defendant Wells Fargo's request for monetary sanctions  
3 against Plaintiffs John Edward Robinson and Janice M. Walsh.

4 This Order terminates Docket Number 72.<sup>1</sup>

5 IT IS SO ORDERED.

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7  
8 Dated: December 21, 2018

  
YVONNE GONZALEZ ROGERS  
UNITED STATES DISTRICT COURT  
JUDGE

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<sup>1</sup> In light of this Order, the hearing set for January 8, 2019 is **VACATED**.